

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
JULY 16, 2018  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. June 18, 2018**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 2. TA-5-18 Chapter 10, Jefferson Highway** To repeal and replace Section 10.102h, Urban Design Overlay District Eight – Jefferson Highway to reflect modern development standards.  
**Related to the next item**
- 3. Case 48-18 Urban Design Overlay District Eight – Jefferson Highway (UDOD8)** To revise the Official Zoning District Map to designate the boundary for UDOD8 to

include generally the area along the southwest side of Jefferson Highway of Jefferson Highway between the right-of-way of I-12 on the north, south Needles Drive. (Council District 11-Watson)

**Related to the previous item**

4. **Case 19-18 6822 Ford Street (Deferred from May 21 by the Planning Director and from June 18 by Councilmember Green)** To rezone from Single Family Residential (A2) to Light Commercial (LC1) on property located on the west side of Mickens Road, at the southwest quadrant of the intersection of Ford Street and Mickens Road, on Lots 18-22 of Zion City Subdivision. Section 40, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
5. **Case 31-18 7450 Antioch Road (Deferred from May 21 for 60 days by the Planning Commission)** To rezone from Rural (R) to Neighborhood Commercial (NC) on property located on the west side of Antioch Road and to the south of Maison Orleans Court, on Lot 1-C-1 of Singleton Tract Property. Section 4, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
6. **Case 45-18 13800-14300 UND Tiger Bend Road** To rezone from Rural (R) to Light Commercial (LC1) on property located on the south side of Tiger Bend Road, on Y-3-B-2-A of the Harelson Property. Section 60, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
7. **Case 46-18 4517 Gus Young Avenue** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Gus Young Avenue, at the northeast quadrant of the intersection of Gus Young Avenue and Columbus Dunn Drive, on a portion of Lot 1, Square 24-33 of Greenville Extension Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
8. **Case 47-18 5621 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, at the northwest quadrant of the intersection of Government Street and Cloud Drive, on a portion of Tract D of the Charles C. Hundemer Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

9. **PUD-4-08 Materra Phase 1, Women's Hospital Final Development Plan (Deferred from June 18 by the Planning Director)** To establish lot layout for residential homes and common open space on property located north side of Airline Highway and south of Stumberg Lane, on a portion of Tract X-1 of the Eola McCall Anderson Tract. Section 5, T8S R2E GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
10. **PUD-2-17 Templeton Ridge (Phase 1A, 1B, Part 1; and 2B, Part 1) Final Development Plan** A planned residential development for low density residential units

ranging in lot sizes with common area located on the west side of Old Scenic Highway (Hwy 964) and east side of Samuels Road (Hwy 61), on Lot Jennie C Jean of the Sidney Robands Bowden, Jr. Property. Section 84, 85, and 86, T5S, R1W, GLD, EBRP (Council District 1-Welch) [Application](#)

11. **PUD-2-00** **Benny's Car Wash, Burbank University Final Development Plan**  
Proposed three buildings on site carwash tunnel, vending/machinery, and attendant building on property located west side of West Lee Drive and south of Burbank Drive, on Tract A-3-2-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg) [Application](#)
12. **PUD-4-09** **Long Farm Village, Phase 3, Part 1 & 2, Long Farm Final Development Plan**  
Proposing low density single family residential homes on property located south of Jefferson Highway, west of Antioch Road, and east of Baringer Foreman Road, on Tracts P-3-A and P-3-B, of the Russell Long Property. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) [Application](#)
13. **TND-1-07** **Phase 5, Revision 3, Rouzan Final Development Plan** A proposed revision to add a community center, pigeonier entries, and change lot dimensions on property located south of Perkins Road, west of Woodchase Boulevard, on a portion of the Rem. of Lot RZ-2, Tract E, and Tract OS, of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP (Council District 12-Freiberg) [Application](#)
14. **CUP-6-18** **Collegiate – Living Faith Modular Buildings (6180 Winbourne Avenue) (Deferred from June 18 by the Planning Director)** A CUP proposing 4 modular classroom buildings on an existing religious/educational institution site on property located south of Winbourne Avenue, east of North Ardenwood Drive, and west of Michelli Drive, on Lot B-1, a portion of the Jack A. Michelli Tract, and Lot C-2 of the Ross Maggio Property. Section 32 & 51, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
15. **CUP-1-03** **Catholic High School (855 Hearthstone Drive)** A proposed student union with a common area and additional parking located north of Claycut Road and west of South Acadian Thruway, on Lots 11-A-1-A-1, 13, 15, 17, 22, 28, 29-A, 30-A, 31 and 32 of the Roseman Place Subdivision and an eastern portion the Catholic High School Tract. Section 81, T7S, R1E, GLD, EBRP (Council District 7-Cole) [Application](#)
16. **CUP-7-18** **Episcopal High School Field House (3200 Woodland Ridge Boulevard)** A proposed field house with plaza on an existing educational institution site on property located south of Woodland Ridge Boulevard, east of South Sherwood Forest Boulevard, and west of Jones Creek Road, on a portion of the Episcopal High School Tract, of the St. James Episcopal Churches Property. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
17. **CUP-8-18** **Christ Covenant Church (1700 Lee Drive)** Proposed interior and exterior renovations to an existing religious institution and parking improvements on

property located east of Lee Drive, south of Sweetbriar Street, and north of Palm Street, on Lots 1-8 and 15-18, of Block 21, of the Southdowns Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

18. **S-5-18**      **Lake Haven** A proposed major subdivision of property located on the east side of Old Scenic Highway, to the south of Copper Mill Boulevard, on Lot 3 of the H.W. Wheeler Tract,. Section 55, T8S, R1E, GLD, EBRP, LA [Application](#)
19. **SS-3-18**      **Ivy E. Chaney Property (Deferred from June 18 by the Planning Director)** A proposed subdivision of property located on the north side of Chaney Road, to the west of Liberty Road, on Tract C-1-A of the Ivy E. Chaney Property (Council District 1-Welch) [Application](#)
20. **SS-4-18**      **Kimbrow Tract (675 Kimbro Drive)** A proposed subdivision of property located north of the intersection of Kimbro Drive and Boone Drive, between Staring Lane and Castle Kirk Drive, on Lot A of the Kimbro Tract (Council District 12-Freiberg) [Application](#)

#### **COMMUNICATIONS**

##### **DIRECTOR'S COMMENTS**

##### **COMMISSIONERS' COMMENTS**

#### **ADJOURN**